



# *City of Granite City*

Building and Zoning Dept. 2060B Delmar Granite City, IL 62040 Phone:(618) 452-6218 FAX:(618)452-6246

## ***A G E N D A*** ***Board of Appeals*** ***January 5, 2011***

The regularly scheduled Board of Appeals meeting will be held on Wednesday, January 5, 2011, at 7:00 PM, in the Second Floor Council Chambers, City Hall Building, 2000 Edison Avenue, Granite City, Illinois.

- 1). Call to Order
- 2). Comments by Chairman
- 3). Swear In, Approval of Minutes & Agenda
- 4). PETITIONER
  - (1). David Bailey  
Parcel: 22-2-20-18-14-302-052  
2429 Delmar Ave.

Petitioner requests a setback variance, to be within 1 ft. of north side property line of residence, for construction of a 14 ft x 22 ft. garage.

- 5). New Business
- 6). Unfinished Business
- 7). Adjournment

Copies: City Council  
City Clerk for Posting  
Attorneys of Record  
The Board of Appeals



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## APPLICATION FOR VARIANCE BOARD OF APPEALS

Case No. \_\_\_\_\_

Applicant: David E Bailey Tel. No. \_\_\_\_\_  
Address: 420 OLD ROCK RD  
Legal description of property:  
HILLS PARKVIEW SUBDIVISION 3W 40' LT 23 40 X 125  
22-2-20-18-14-302-052

APPLICANT:  
Legal title holder: David Bailey + Anita Bailey  
Location of the structure/use for which the variance is sought: \_\_\_\_\_

Relationship of said structure/use to existing structures/uses on adjacent lots: WOLF

### ZONING ADMINISTRATOR:

The Administrator entered the following decision/advise: R-3 Single Family  
RESIDENTIAL DISTRICT - REQUIRES SIDE SET BACK OF 5 FEET.

Specific section(s) of this ordinance containing the regulations which, if strictly applied, would cause a serious problem: SECTION IV

APPEAL: The petitioner(s) request that the decision of the Zoning Administrator be reviewed and reversed or modified for the following reason(s): TO CONSTRUCT GARAGE 1 FT FROM PROPERTY LINE

Basis of the appeal: \_\_\_\_\_  
Section(s) of Zoning Ord. relied upon: \_\_\_\_\_

Filed on the 20 day of DECEMBER, 2010

David E Bailey  
Applicant Signature

Receipt of \$ 50.<sup>00</sup> filing fee, plus postage \$ 3<sup>52</sup> is required by ordinance and is hereby acknowledged.

\_\_\_\_\_  
Zoning Administrator or Secretary

Total  
53<sup>52</sup>



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## NEWSPAPER NOTICE

**FAXED** By: SW  
Date: 12/20/10

On JANUARY 6, 20, 11 at 7:00 p.m. the Board of Appeals  
will meet at City Hall, 2000 Edison Ave., Granite City, IL to consider a  
petition for a variance in the zoning laws to - CONSTRUCT A  
14' X 22' GARAGE WITHIN 1 FOOT OF PROPERTY LINE  
ON NORTH SIDE OF LOT AND TO PLACE GARAGE CLOSER  
THAN 10 FOOT FIRE DISTANCE

on property at 2429 DELMAR Granite City, IL.

Property owner: DAVID BAILEY

DATED THIS 20 DAY OF DECEMBER 2010

PETITIONER: X: David E Bailey

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note: It is the responsibility of the petitioner to have this notice  
published - "no more than 30 days before the meeting and no less than 15  
days before the meeting". The petition will not be legal unless the  
publication requirements are met.

Legal publication dates: 12/22/10

ingland

Walbrook

HOUSE  
2429  
Delmar

porch

STEPS

porch

14'

22'

14'

garage

13'6"

9'

25'

alley

prop line

58'

7'

entry  
door

concrete

concrete concrete

22'

1'



(Select Action then click on map)

☐ ZoomIn
 ☐ ZoomOut
 ☐ Pan
 ☐ Identify

[Enlarge Map](#)
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Parcel # 22-2-20-18-14-302-052

**Residential Data**

Description	Value	Description	Value
Building Type	DWELLING	Wood Burning Fireplace Stack(s)	0
Story Height	1 1/2 STORY	Wood Burning Fireplace Opening(s)	0
Ext Wall Type	FRAME	Wood Burning Fireplace Grade	--
Year Built	1910	Metal Fireplace Stack(s)	0
Effective Age	1920	Metal Fireplace Opening(s)	0
Basement	FULL	Metal Fireplace Quality Grade	--
HVAC Type	CENTRAL A/C	Partial Masonry Trim Material	--

**Residential Additions**

Below Grade Additions		1st Story Additions		2nd Story Additions		3rd Story Additions	
Description	Sq Feet	Description	Sq Feet	Description	Sq Feet	Description	Sq Feet
		OFF	98				

**Residential Additional Bldgs**

Type of Building	Qty	Yr Built	Size (Sq Ft)	Grade	Condition	Mod Code 1	Mod Code 2	Mod Code 3	Mod Code 4
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HVAC System Type	WARM AIR	Partial Masonry Trim Quality Grade	--
Attic	NO	Partial Masonry Trim Sq Ft	0
# Full Baths	1.00000	Integral Garage Sq Ft	--
# 1/2 Baths	0	Integral Entry Level	--
Total Plumbing Fixtures	8	Misc Bldg Description	--
Physical Condition	AV	Misc Bldg Quantity	0
Quality of Construction Grade	C+05	Condo Declaration %	0
Condition-Desirability-Utility	AV	Condo Sq Ft	0
% Bldg Complete	0	Misc Bldg Desc	--
Gnd floor Sq Ft	1008	Misc Bldg Value	00000000
Total Living Area Sq Ft	1764		
Area w/o Bsmt Sq Ft	0		
Basement Rec Area Sq Ft	--		
Basement Rec Area Quality Grade	--		
Basement Living Area Sq Ft	--		
Basement Living Area Quality Grade	--		